

LIQUIDATION ANALYSIS - FORD STEEL, LLC

Description of Asset	Fair Market Value ¹	Liquidation Value
1. Cash	\$ 2,543.37	\$ 2,543.37
2. Accounts Receivable	\$ 409,802.65	\$ 327,842.12 ²
3. Real Estate	\$7,570,000.00	\$ 0.00 ³
4. Office Equipment	\$ 19,955.00	\$ 0.00 ⁴
5. Vehicles, trailers, etc.	\$ 37,000.00	\$ 22,200.00
6. Inventory	\$ 0.00	\$ 0.00
7. Machinery & Equipment	\$ 1,546,925.00	\$ 928,155.00
Total:	\$ 9,586,226.02	\$ 1,280,740.49

Total Asset available for distribution after liquidation:	\$1,280,740.49
1. Auctioneer's Fees. (10%)	\$ 128,074.65
2. Trustee's Fees 11 U.S.C. §326	\$ 61,672.21
3. Trustee's Attorney's Fees	\$ 20,000.00
4. IRS Deficiency on Secured Claim (Estimated)	\$ 763,873.36
5. Priority Creditors	\$ (18,113.61))
6. Available for Unsecured Creditors:	\$ 0.00

¹ As of date of filing.

² Assuming 80% collectible in a compromise with a Chapter 7 Trustee.

³ The mortgage and tax liens exceed the value of the real property. (Equitable Life = \$2,658,000 [The filed proof of claim was for \$2,814,872.15 - the Debtor disputes this amount and used the amount of debt listed on the Debtor's Schedule D]; Bank & Trust of Bryan/College Station = \$678,078.16; Real Property Taxes = \$85,795.20; IRS = \$4,912,000.00; Total Secured Debt = \$8,333,873.36. As the liens exceed the secured debts, it is presumed that the Chapter 7 Trustee will abandon this asset as there is no equity for the Trustee to administer for the unsecured creditors.

⁴ The office equipment consists of old computers, tables, file cabinets, etc. with little or no value.